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08/23/2016 02:12:31 PM
DEEDS 1/3

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Kirsten Agee
Tim Agee
2326 Chandawood Drive
Pelham AL 35124

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty-Nine Thousand and 00/100 Dollars (\$189,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **KRISTY LIGGAN RILEY AND RICHARD J. RILEY, WIFE AND HUSBAND** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **KIRSTEN AGEE AND TIM AGEE** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

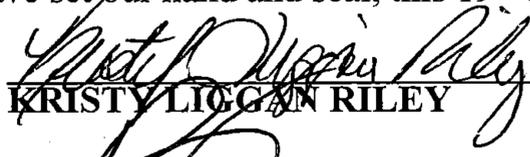
**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set our hand and seal, this 19th day of August, 2016.


_____(SEAL)
KRISTY LIGGAN RILEY

_____(SEAL)
RICHARD J. RILEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Kristy Liggan Riley and Richard J. Riley, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of August, 2016.



Notary Public
My Commission Expires: 10/10/2019

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 268 according to the Map of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7 Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kristy Liggan Riley Richard J. Riley	Grantee's Name	Kirsten Agee Tim Agee
Mailing Address		Mailing Address	2326 Chandawood Drive Pelham, AL 35124
Property Address	2326 Chandawood Drive Pelham, AL 35124	Date of Sale	August 19, 2016
		Total Purchase Price	\$189,000.00
		Or Actual Value	\$
		Or Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date AUGUST 19, 2016

Print KRISTY LIGGAN RILEY

Unattested

Sign *Kristy Liggan Riley*
(Grantor/Grantee/Owner/Agent) circle one

Date AUGUST 19, 2016

Print RICHARD J. RILEY

Unattested

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/23/2016 02:12:31 PM
\$210.00 CHERRY
20160823000304310

[Signature]